

MEMORANDUM

JULY 25, 1985

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: EDITH M. NETTER, ASSISTANT DIRECTOR FOR LAND USE
AND ENVIRONMENTAL POLICY
LINDA BOURQUE, DIRECTOR OF ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS
Hearings July 30, 1985

Recommendations on twelve zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

<u>Referral</u>	<u>Recommendation</u>			
	<u>Approval</u>	<u>Denial</u>	<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Residential conversions	2	2		
Major new housing or rehabilitation	3		1	
Residential (building expansions, subdivisions, etc.)			2	
Parking; gas stations; repair garages				
Industrial; chemical storage				
Institutional				
Commercial; office; business				
Hotels; restaurants	1			1
Signs				

We recommend approval of two residential conversions:

Z-7805: 59-61 Southern Avenue, Dorchester. Three-family occupancy consistent with surrounding residential properties.

Z-7828: 654 Tremont Street, Boston. Five-family occupancy existing for many years is consistent with mixed residential-commercial area.

We recommend approval of three new housing or rehabilitation referrals:

Z-7801-7803: 410-414 West Second Street, South Boston. Three one-family dwellings will supply needed units and improve neighborhood.

Z-7822: 16-18 Norton Street, Hyde Park. Two-family dwelling consistent with residential neighborhood.

Z-7824-7825: 45 and 51 Mansur Street, Hyde Park. Single-family dwellings consistent with residential area.

We recommend approval of one restaurant referral:

Z-7817: 927-939 Boylston Street, Boston. Restaurant compatible with general commercial area.

We recommend denial of two referrals:

Z-7800: 261 Bunker Hill Street, Charlestown. Four-family dwelling inconsistent with neighborhood.

Z-7813: 5 Thurston Street, East Boston. Three-family occupancy inconsistent with low density one- and two-family neighborhood.

We recommend denial without prejudice of three referrals:

Z-7799: 31 Chelsea Street, East Boston. Proposed seven apartments excessive. Petitioner must meet with community to resolve density and parking concerns.

Z-7808: 65 School Street, Charlestown. Rear abutter has concerns about second-floor addition.

Z-7819: 5 Huntoon Street, Dorchester. Inadequate plans. Petitioner must review solarium addition with staff and abutter.

We recommend deferral of one referral:

Z-7904: 34 Newbury Street, Boston. Petitioner must review modeling school proposal with Neighborhood Association.

BOARD OF APPEAL REFERRALS

July 25, 1985

Hearing

1. Z-7799 7/30/85 Ferriero Realty Trust
31 Chelsea Street, East Boston
2. Z-7800 7/30/85 Bruce B. Daniel
261 Bunker Hill Street, Charlestown
3. Z-7801-7803 7/30/85 South Bay Corporation
410-414 West Second Street, South Boston
4. Z-7805 7/30/85 Gibson and Naomi Prentice
59-61 Southern Avenue, Dorchester
5. Z-7808 7/30/85 Mark W. and Leila E. Snyder
65 School Street, Charlestown
6. Z-7813 7/30/85 Philip LaTorre
5 Thurston Street, East Boston
7. Z-7817 7/30/85 Devens H. Hamlen
927-939 Boylston Street, Boston
8. Z-7819 7/30/85 Gary T. Woods
5 Huntoon Street, Dorchester
9. Z-7822 7/30/85 Christopher and Gregory MacDonnell
16-18 Norton Street, Hyde Park
10. Z-7824-7825 7/30/85 Sevenel, Inc.
45 and 51 Mansur Street, Hyde Park
11. Z-7828 7/30/85 Mark Murphy et al, Trustees
654 Tremont Street, Boston
12. Z-7904 7/30/85 39/45 Associates
39 Newbury Street, Boston

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FROM: EDITH NETTER, ASSISTANT DIRECTOR FOR LAND USE AND
ENVIRONMENTAL POLICY
LINDA BOURQUE, DIRECTOR OF ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS: Hearings July 30, 1985

Hearing: 7/30/85

Z-7799
Ferriero Realty Trust
31 Chelsea Street
East Boston

Site: Three-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from four apartments and store to
seven apartments.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area, open space, off-street parking.
Excessive floor area ratio.

VOTED: In reference to petition Z-7799, Ferriero Realty
Trust, 31 Chelsea Street, East Boston, for a for-
bidden use and four variances for change of
occupancy from four apartments and store to seven
apartments in a local business (L-1) district, the
Boston Redevelopment Authority recommends denial
without prejudice. Seven apartments are excessive.
No off-street parking is provided. The major concern
of the neighborhood is existing traffic congestion
and parking conditions. Petitioner should meet
with community to resolve density and parking
issues.



Z-7799

31 CHELSEA ST. EAST BOSTON

Board of Appeal Referrals

July 25, 1985

Hearing: 7/30/85 Z-7800
Bruce B. Daniel
261 Bunker Hill Street
Charlestown

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Legalize four-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area and open space.
Excessive floor area ratio.

VOTED: In reference to petition Z-7800, Bruce B. Daniels, 261 Bunker Hill Street, Charlestown, for forbidden use and three variances to legalize occupancy as four-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Proposed four-family dwelling is inconsistent with surrounding three-family dwellings and could establish an unwanted precedent. Lack of off-street parking would aggravate existing severe traffic conditions on very congested Bunker Hill Street.



Z-7800

261 BUNKER HILL ST. CHARLESTOWN

Board of Appeal Referrals

July 25, 1985

Hearing: 7/30/85

Z-7801-7803
South Bay Corporation
410-414 West Second Street
South Boston

Site: Vacant land

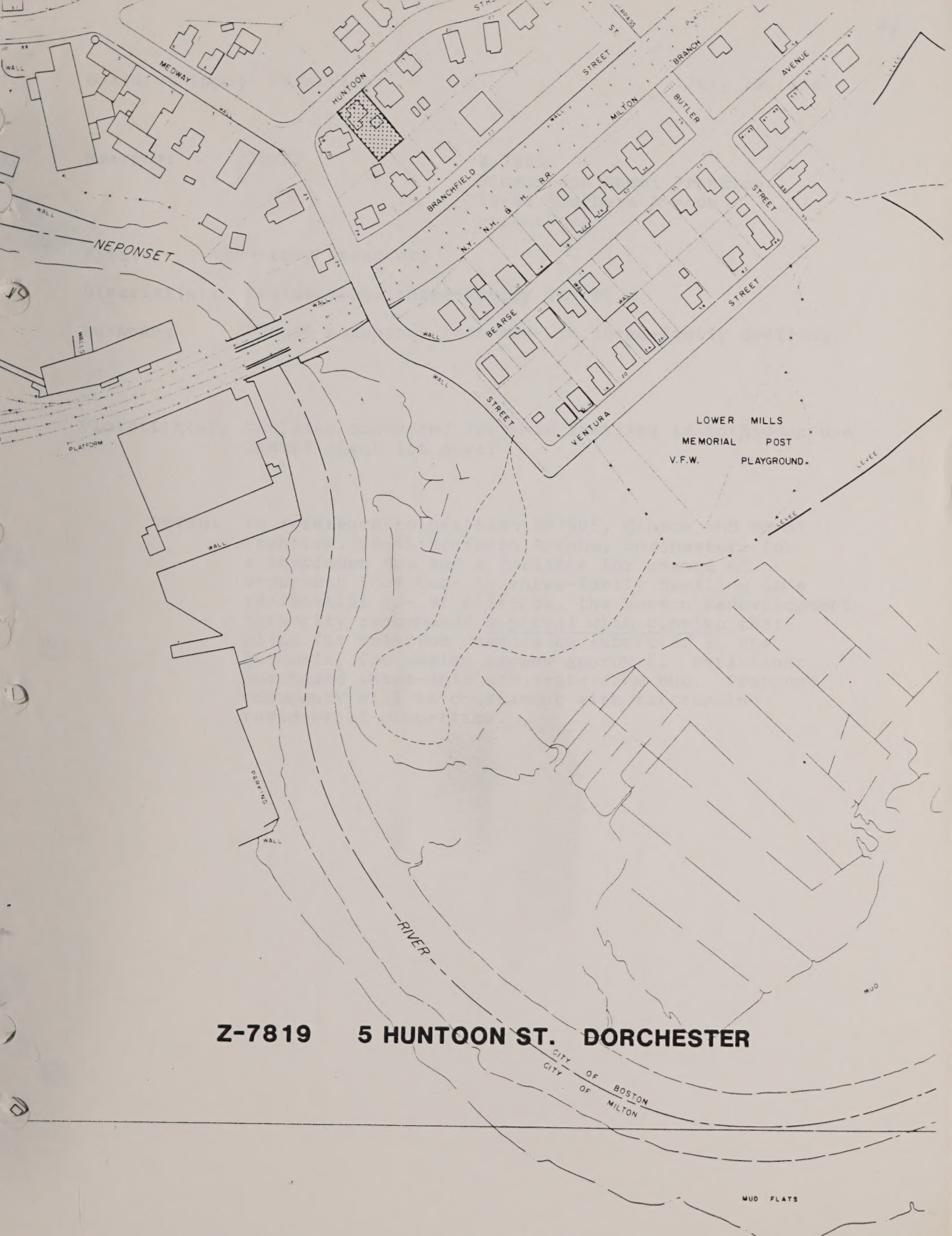
District(s): Apartment (H-1-50)

Purpose: Erect three one-family dwellings.

Violation(s): Insufficient lot area and front yard.

VOTED: In reference to petitions Z-7801-7803, South Bay Corporation, 410-414 West Second Street, South Boston, for six variances to erect three one-family dwellings in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with the following provisos: that trees and shrubs presently existing on the site be replanted on abutter's property by petitioner, as agreed to by the petitioner; that plans, inclusive of landscaping, be submitted to the Authority for design review approval. Proposed development will provide much-needed housing units and improve the neighborhood. One on-site parking space per unit will be provided.

Z-7818 5 HUNTON ST. DORCHESTER



Z-7819

5 HUNTOON ST. DORCHESTER

CITY
CITY OF
OF BOSTON
MILTON

MUD FLATS

Board of Appeal Referrals

July 25, 1985

Hearing: 7/30/85

Z-7805
Gibson and Naomi Prentice
59-61 Southern Avenue
Dorchester

Site: 2½-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area.

VOTED: In reference to petition Z-7805, Gibson and Naomi Prentice, 59-61 Southern Avenue, Dorchester, for a forbidden use and a variance for change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans for exterior changes be submitted to the Authority for design review approval. Petitioner purchased three-unit structure from HUD. Proposed occupancy will be consistent with surrounding residential properties.



Z-7805

59-61

SOUTHERN AVE, DORCHESTER

Board of Appeal Referrals

July 25, 1985

Hearing: 7/30/85

Z-7808

Mark W. and Leila E. Snyder
65 School Street
Charlestown

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Legalize occupancy as two-family dwelling; erect first-floor deck addition.

Violation(s): Insufficient open space.

VOTED: In reference to petition Z-7808, Mark W. and Leila E. Snyder, 65 School Street, Charlestown, for variance to legalize occupancy as two-family dwelling and erect first-floor deck addition in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial without prejudice. Plans indicate construction of first- and second-floor decks. Petitioner should meet with abutter at rear of property (50 Elm Street), who has concerns about second-floor deck. No record of legal occupancy. Two units existing at time of purchase, May, 1984.



Z-7808 65 SCHOOL ST. CHARLESTOWN

Board of Appeal Referrals

July 25, 1985

Hearing: 7/30/85

Z-7813
Philip LaTorre
5 Thurston Street
East Boston

Site: 2½-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, width, frontage, open space, front yard.

Excessive floor area ratio and building height.

VOTED: In reference to petition Z-7813, Philip LaTorre, 5 Thurston Street, East Boston, for forbidden use and seven variances for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Three-family occupancy is inconsistent with low-density one- and two-family neighborhood. Negative precedent would be created.



Z-7813 5 THURSTON ST. EAST BOSTON

Board of Appeal Referrals

July 25, 1985

Hearing: 7/30/85

Z-7817

Devens H. Hamlen

927-939 Boylston Street

Boston

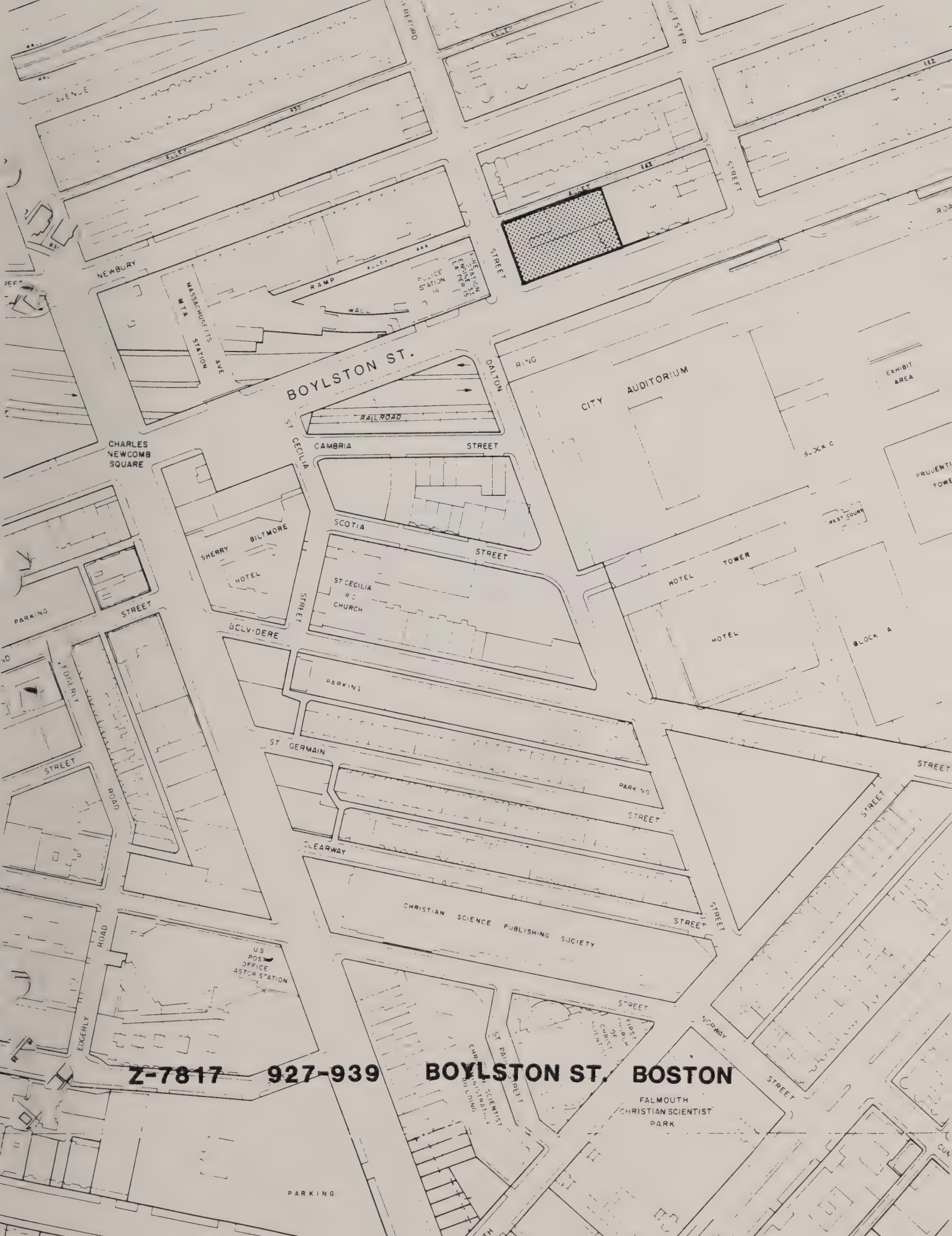
Site: Three-story structure (Tennis and Racquet Club)

District(s): General business (B-10-155)

Purpose: Change occupancy from club to club, offices, four retail stores, restaurant.

Violation(s): Restaurant is conditional use.

VOTED: In reference to petition Z-7817, Devens H. Hamlen, 927-939 Boylston Street, Boston, for conditional use for change of occupancy from club to club, offices, retail stores, restaurant in a general business (B-10-155) district, the Boston Redevelopment Authority recommends approval with the following provisos: that maximum seating capacity of restaurant be limited to 160; that there be a locked dumpster and daily trash pick up; that any liquor license be a local transfer so as not to increase number of neighborhood licenses; that liquor service be with food only.



Z-7817

927-939

BOYLSTON ST. BOSTON

FALMOUTH
CHRISTIAN SCIENTIST
PARK

Board of Appeal Referrals

July 25, 1985

Hearing: 7/30/85

Z-7819
Gary T. Woods
5 Huntoon Street
Dorchester

Site: 2½-story structure

District(s): Residential, two-family (R-.5)

Purpose: Legalize occupancy as one-family dwelling; erect
2½-story addition.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-7819, Gary T. Woods,
5 Huntoon Street, Dorchester, for variance to
legalize occupancy as one-family dwelling and
erect 2½-story addition in a residential (R-.5)
district, the Boston Redevelopment Authority
recommends denial without prejudice. Solarium
addition would be only two feet from property
line. Inadequate plans submitted. Petitioner must
review project with Authority staff and abutter.

Z-7798 39-45 POPLAR ST. ROSLINDALE



Board of Appeal Referrals

July 25, 1985

Hearing: 7/30/85

Z-7822

Christopher and Gregory MacDonnell
16-18 Norton Street
Hyde Park

Site: 10,000 Square feet of land

District(s): Single family (S-.5)

Purpose: Subdivide; erect prefabricated two-family dwelling.

Violation(s): Two-family dwelling is forbidden use.
Insufficient lot frontage, front, side, rear yards.

VOTED: In reference to petition Z-7822, Christopher and Gregory MacDonnell, 16-18 Norton Street, Hyde Park, for forbidden use and four variances to subdivide and erect prefabricated two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review approval. Two-family dwelling is consistent with one- and two-family residential neighborhood. Residents have expressed support.

Z-7822 16-18 NORTON ST. HYDE PARK



Board of Appeal Referrals

July 25, 1985

Hearing: 7/30/85

Z-7824-7825
Sevenel, Inc.
45 and 51 Mansur Street
Hyde Park

Site: 10,735 Square feet of land

District(s): Single family (S-.5)

Purpose: Erect two one-family dwellings.

Violation(s): Insufficient lot area and front yard.
Parking not allowed within required front yard
nor within five feet of side lot line.

VOTED: In reference to petitions Z-7824-7825, Sevenel, Inc.,
45 and 51 Mansur Street, Hyde Park, for five
variances to erect two one-family dwellings in a
single-family (S-.5) district, the Boston
Redevelopment Authority recommends approval provided
plans are submitted to the Authority for design
review approval. Land which was cleared for now-
defunct highway I-95 supported similar dwellings.

Z-7824-7825

45 & 51 MANSUR ST. HYDE PARK



Board of Appeal Referrals

July 25, 1985

Hearing: 7/30/85

Z-7828
Mark Murphy et al., Trustees
654 Tremont Street
Boston

Site: Four-story structure

District(s): Apartment (H-2)

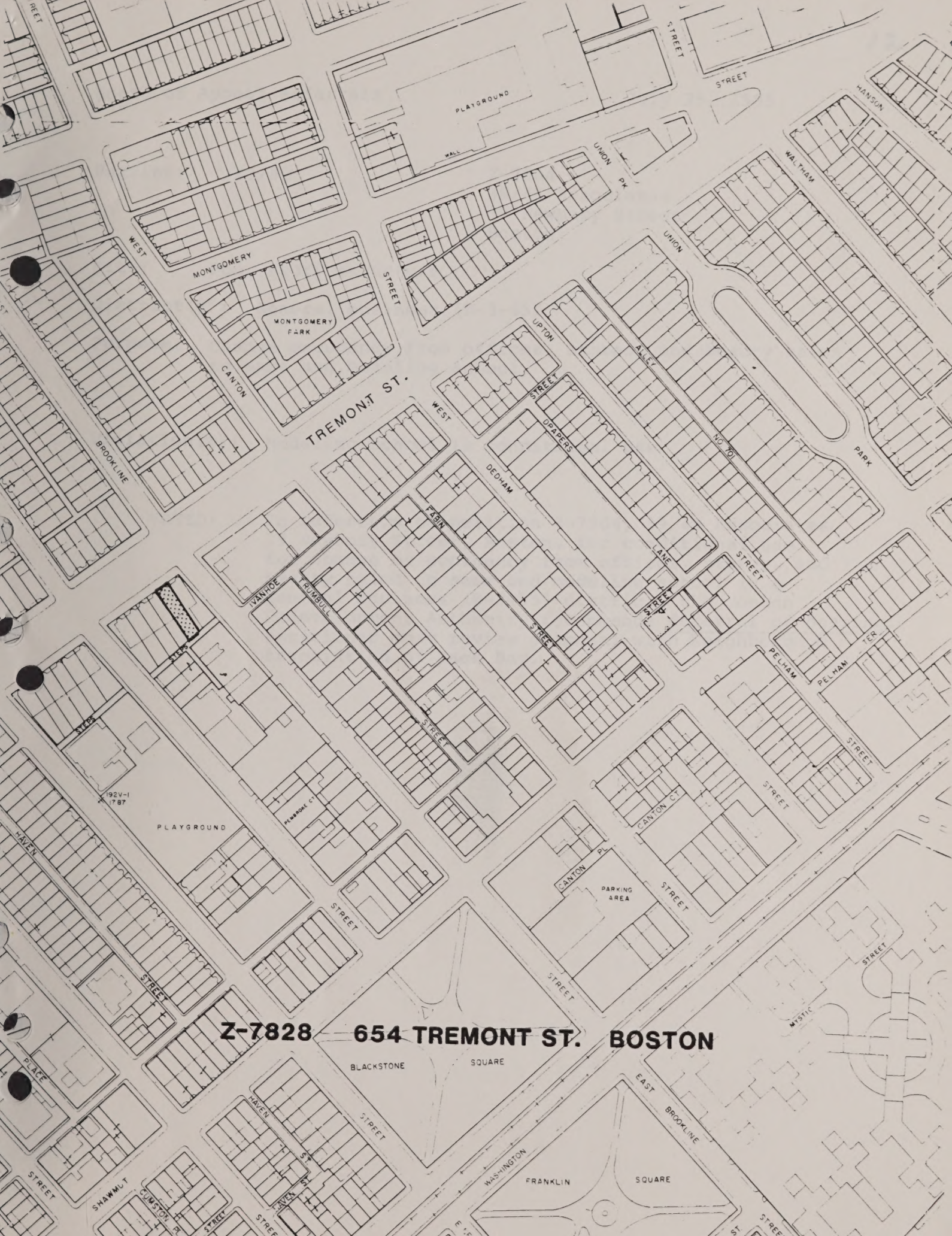
Purpose: Change occupancy from four- to five-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Excessive floor area ratio.

Insufficient open space.

VOTED: In reference to petition Z-7828, Mark Murphy et al., Trustees, 654 Tremont Street, Boston, for forbidden use and two variances for change of occupancy from four- to five-family dwelling in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval. Five-family occupancy existing for many years is consistent with mixed residential-commercial area.



Z-7828 654 TREMONT ST. BOSTON

BLACKSTONE SQUARE

FRANKLIN SQUARE

Board of Appeal Referrals

July 25, 1985

Hearing: 7/30/85

Z-7904
39/45 Associates
39 Newbury Street
Boston

Site: Four-story structure

District(s): General business (B-3-65)

Purpose: Change occupancy from offices, stores, and beauty salon to same and modeling school.

Violation(s): Modeling school is conditional use.

VOTED: In reference to petition Z-7904, 39/45 Associates, 39 Newbury Street, Boston, for conditional use for change of occupancy from offices, stores, and beauty salon to same and modeling school in a general business (B-3-65) district, the Boston Redevelopment Authority recommends deferral of hearing. Petitioner must review proposal with Neighborhood Association of Back Bay.



Z-7004

39 NEWBURY ST. BOSTON

